| Map | Block | Lot | | CARD | | |
|---|---|---|---|---|---|---|
| 184.0 | 0004 | 0001.0 | 1 of 1 | | Residential | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 661,600 | / | 661,600 |
| USE VALUE: | 661,600 | / | 661,600 |
| ASSESSED: | 661,600 | / | 661,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 396 | | APPLETON ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | SMITH CHRISTOPHER JEFFREY |
| Owner 2: | KAMERZEL LAUREN |
| Owner 3: | |
| Street 1: | 396 APPLETON ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CHE PING - |
| Owner 2: | WANG FEI - |
| Street 1: | 396 APPLETON ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Clapboard Exterior and 1597 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6330.000 | 234,700 | | 426,900 | 661,600 |
| Total Card | 0.145 | 234,700 | | 426,900 | 661,600 |
| Total Parcel | 0.145 | 234,700 | | 426,900 | 661,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 414.34 /Parcel: 414.34

## Legal Description

## Entered Lot Size

Total Land:

Land Unit Type:

## User Acct

123583

## GIS Ref

## GIS Ref

## Insp Date

07/09/18

!14288!

## PREVIOUS ASSESSMENT

Parcel ID: 184.0-0004-0001.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 234,700 | 0 | 6,330. | 426,900 | 661,600 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 226,900 | 0 | 6,330. | 426,900 | 653,800 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 227,000 | 0 | 6,330. | 426,900 | 653,900 | 653,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 201,400 | 0 | 6,330. | 426,900 | 628,300 | 628,300 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 188,900 | 0 | 6,330. | 359,800 | 548,700 | 548,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 176,200 | 0 | 6,330. | 329,300 | 505,500 | 505,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 176,200 | 0 | 6,330. | 280,600 | 456,800 | 456,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 165,400 | 0 | 6,330. | 244,000 | 409,400 | 409,400 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 18:43:02 |

## LAST REV

| Date | Time |
|---|---|
| 09/18/18 | 14:22:37 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 14288

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CHE PING, | 69062-481 | | 3/28/2017 | | 625,000 | No | No | | |
| SMITH RUTH M/AR | 54784-578 | | 6/4/2010 | | 392,000 | No | No | | |
| SMITH RUTH M | 44190-342 | | 11/30/2004 | Family | 1 | No | No | | |
| | 16214-31 | | 6/1/1985 | | 1 | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 123583 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/12/2017 | 1172 | Siding | 26,890 | C | | | | |
| 11/23/2016 | 1451 | Add Bath | 15,000 | C | | | | finished storage + |
| 3/23/2011 | 186 | Manual | 2,302 | | | | | INSULATION |
| 12/9/2010 | 2386 | New Wind | 4,432 | | | | | REPL 6 WINDOWS |
| 1/18/2008 | 75 | Re-Roof | 5,000 | | | G10 | GR FY10 | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/9/2018 | MEAS&NOTICE | CC | Chris C |
| 10/16/2008 | Meas/Inspect | 345 | PATRIOT |
| 1/3/2000 | Meas/Inspect | 263 | PATRIOT |
| 7/12/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6330 | | Sq. Ft. | Site | | 0 | 70. | 0.96 | 7 | | | | | | | | | 426,931 | | | | | | 426,900 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.14532 | Total SF/SM: | 6330 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 426,931 | Spl Credit | | Total: | 426,900 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 5 - Cape | | |
| Sty Ht: | 1T - 1 & 3/4 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | 16 - Stone Vene | 2 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1948 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G18 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | 5 - Lino/Vinyl | 40 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 110.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98266929 |
| Adj $ / SQ: | 145.926 |
| Other Features: | 79500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 318830 |
| Depreciation: | 84171 |
| Depreciated Total: | 234659 |

## COMMENTS

FFL 1/2 BATH VERY SMALL.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

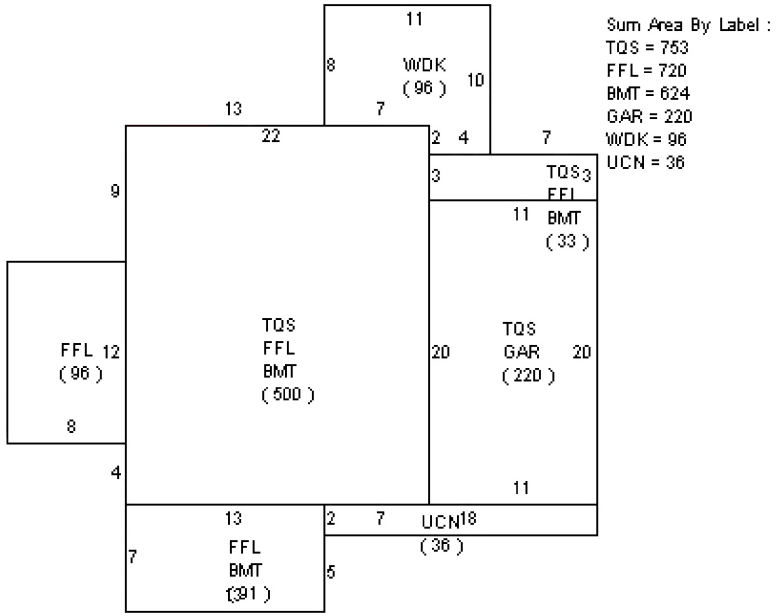
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 145.93 |
| Special Features: | 0 | Val/Su Net: | 103.80 |
| Final Total: | 234700 | Val/Su SzAd | 182.68 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 720 | 145.930 | 105,067 |
| BMT | Basement | 624 | 70.040 | 43,708 |
| TQS | 3/4 Story | 565 | 145.930 | 82,412 |
| GAR | Garage | 220 | 25.910 | 5,699 |
| WDK | Deck | 96 | 15.720 | 1,509 |
| UCN | Canopy | 36 | 25.940 | 934 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,261 | | | Total: | 239,329 |
| Size Ad | 1284.75 | Gross Area | 2449 | FinArea | 1597 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | GFB | 50 | G | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

184.0-0004-0001.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc